

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:
JAMES E. WOODS, MSB#7386
JONES WALKER
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
#132267-00

GRANTOR(S) ADDRESS:
22960 Quebec Street
Lacona, IA 50139
Phone: 641-895-0531
Phone: Same

GRANTEE(S) ADDRESS:
12101 Miller Road
Olive Branch MS 38654
Phone: 662-890-6066
Phone: 901-461-1778

INDEXING INSTRUCTIONS: NE ¼ of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi.

SANDRA PUTZ

GRANTOR

TO

ALVIN E. LUNZ

GRANTEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, SANDRA PUTZ, do hereby sell, convey and warrant unto ALVIN E. LUNZ, a married man, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

5.85 acres, more or less, in the Northeast Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi, described as:

Beginning at the Northeast corner of Section 21, and running thence South 90 degrees West along the north boundary of Section 21, 210 feet to a stake; thence South 0 degrees 10 minutes West 1,244 feet to a point in the center of a new road; thence Northeasterly along the center of said new road 215 feet to a point at the intersection of said center line and the DeSoto-Marshall County line; thence North 0 degrees 10 minutes East along said county line 1,166 feet to the Point of Beginning.

By way of explanation, title to this property was vested in Fred M. Bell and wife, Della Bell, as tenants by the entirety with full rights of survivorship, as per instrument recorded in Deed Book 72, Page 126, Chancery Clerk's Office, DeSoto County, Mississippi. The said Fred

M. Bell died on January 7, 1977, and as a result of the language in this deed, Della Bell became the sole owner of subject property. Della Bell died on December 14, 1982, and her Last Will and Testament, which is entered as Cause No. 83-2-126, Chancery Court, DeSoto County, Mississippi, left the subject property to Billy Joe Bell, for the remainder of his life. Said Will provided that upon the death of Billy Joe Bell, who died on May 14, 2012, the subject property would go to Fred E. Bell, Sr. (deceased) whose heirs are Fred Bell, Jr. and Teresa Grace; Mary Louise Ray; Betty Estelle Carpenter (deceased) whose heirs are Bill Carpenter, Kenneth Carpenter, David Carpenter, Diana Blair, Patricia Farley, Curtis Carpenter, and Sandra Putz; Bobby Odis Bell (deceased) whose heirs are Bobby Lynn Roberts and Brenda Barkley; James Eldon Bell, Jimmy Ray Bell, and the heir of Billy Joe Bell (deceased), who is Billy Joe Bell, II.

The warranty in this Deed is subject to building and zoning regulations in effect in DeSoto County, Mississippi, easements for public roads and public utilities and the public's right to use that portion of subject property which may lie within a public road.

IT IS AGREED AND UNDERSTOOD that the taxes for the year 2012 have been prorated and will be paid by the Grantor. Possession shall take place upon delivery of this Deed.

WITNESS my signature, this the 12th day of December, 2012.

Sandra Putz
SANDRA PUTZ

STATE OF Iowa
COUNTY OF Warren

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 12th day of December, 2012, within my jurisdiction, the within named, SANDRA PUTZ who acknowledged that she executed the above and foregoing instrument.

My Commission Expires: 9/28/15 Terry Leah Weeks
NOTARY PUBLIC

